

**TOWN OF ELSMERE
PLANNING COMMISSION
MEETING MINUTES
July 1, 2008
6:30 P.M.**

PLEDGE OF ALLEGIANCE:

CALL TO ORDER:

ROLL CALL:

Commissioner Burg – Present
Commissioner Lindell – Present
Chairman Backer – Present
Commissioner Sheldon – Present
Commissioner Smith – Present
Commissioner Swain – Absent
Commissioner Acton – Present

PUBLIC COMMENT:

None

APPROVAL OF MINUTES:

None

OLD BUSINESS:

Chairman Backer stated that they would address the Comprehensive Plan at the end of the meeting.

NEW BUSINESS:

The Planning Commission reviewed Petition 08-08, Tax Parcel
Number 1900200096

Mr. David Creswell the property owner addressed the Commission and submitted a new set of plans, showing a more clear scope of the work to be done. He described that he would be removing the wooden deck in the rear of the property and that would become a concrete patio and that this change was not clearly depicted in the previous plans. He also stated that the changed their plan slightly

for safety precautions, he stated that he would be expanding the driveway entrance by 3' wide to allow for easier access to his property from Dupont Road.

Chairman Backer stated that the new plans change the amount of lot coverage from what was originally submitted.

Commissioner Burg clarified that the only difference between the submitted drawing and the new drawing was the 18' driveway entrance compared to the original 15' driveway entrance.

Mr. Creswell confirmed that is the only significant change, and that the other changes were just for clarification and were submitted for a more clear depiction of what is proposed.

Chairman Backer asked how Mr. Creswell intended to address water runoff with the expansion of the driveway.

Mr. Creswell stated that after speaking with his contractor about the same issue, they decided that they would also be replacing the sidewalk, not to change lot coverage any but the front of the property would be graded so that the water runoff was addressed. He also stated that the driveway would have a pitch to have the water runoff addressed as well.

Code Officer, Kyle Bendler stated that with the new plans the property would be brought to roughly 45% lot coverage over the 41% from the original application.

A discussion occurred regarding the existing 10' x 10' deck in the rear property that would be removed and replaced with a concrete patio that is to extend and meet the new driveway.

Ms. Lynn Hagelin of 123 N. Dupont Road addressed the Commission in favor of the proposed changes, and stated that she does not believe that this change will affect the water runoff in this area.

ACTION: A motion was made by Commissioner Lindell to Recommend approval to the Board of Adjustments regarding Petition 08-08 for a variance to the allowable amount of lot coverage for the newly submitted plans. The motion was seconded by Commissioner Burg.

VOTE:

Commissioner Lindell – Approved
Commissioner Burg – Approved
Commissioner Smith – Approved
Commissioner Acton – Approved
Chairman Backer – Approved
Commissioner Sheldon – Approved
Commissioner Swain – Absent

VOTE: 6-0, with 1 Absent, Motion carried

The Planning Commission reviewed Petition 08-07, Tax Parcel
Number 1900400060

Mr. Himanshu Patel explained that he would like to put a small franchise dollar store into the subject property.

Commissioner Burg asked about the parking for the property, asking if Mr. Patel thought that parking would be an issue, and should additional parking be required, he also addressed the time frame in which a customer would take, unlike the shops that currently exist there, this will attract a customer base that will come in and walk around for 30 to 45 minutes and asked if Mr. Patel felt that there was sufficient parking for this.

Mr. Patel addressed the parking with the fact that there is currently very little parking at the property, there is also no way to add parking, he stated that on week days customers would be permitted to park in the lot of the Fire Hall, and that only on days that there are hall rentals would that parking not be available.

Commissioner Burg and Chairman Backer addressed the hours of operation for the new business and asked if the hours would be the same as the hours for the adjacent liquor store currently owned by the applicant.

Mr. Patel stated that the dollar store would open around 10:00 am and close between 8:00 and 9:00 pm.

A discussion occurred regarding the foot traffic that this would attract and how the foot traffic would have a positive impact on the community, also how this will be a good way for citizens who do not have transportation to get some of the things that they need, and having it be within a reasonable walking distance, especially for the senior citizen population of the Town.

Commissioner Lindell asked how they would get deliveries at this new store and how many employees would be there at one given time.

Mr. Patel addressed his concern stating that there will be a delivery once a week on Tuesday, and that this should not affect the parking much because it is a weekday the rear parking lot would have the room for the truck to make the delivery. Mr. Patel stated that when the store first opens there will be 4 or 5 employees at one time, until they are sure what business will be like.

5th District Councilwoman Joann Personti added that just a few months ago she had a resident inquire whether a variety store would be coming into this location, and the resident expressed that she felt this would be a good addition to the Town for those residents that do not have transportation. The Councilwoman also stated that the parking should be a concern however the benefits of this business in the Town will be greater than the parking problems and will add to the foot traffic in the town which will be beneficial.

ACTION: A motion was made by Commissioner Lindell to Approve Petition 08-07 for a change in property use to variety goods. The motion was seconded by Commissioner Smith.

VOTE:

Commissioner Lindell – Approve

Commissioner Smith – Approve

Commissioner Acton – Deny – due to parking restrictions, he does not believe the business should be allowed.

Commissioner Burg – Approve

Commissioner Sheldon – Approve

Chairman Backer – Approve

Commissioner Swain - Absent

VOTE: 5-1, with 1 Absent, Motion Carried

The Planning Commission reviewed Petition 08-06, Tax Parcel Number 1900400356

The applicant seeks a minor subdivision to allow the construction of an additional single family dwelling on the newly created lot.

Chairman Backer asked that a representative for this property please step forward.

There were no representatives present at that time.

ACTION: A motion was made by Commissioner Burg to Table Petition 08-06 regarding a minor subdivision of Tax Parcel Number 1900400356 until the August 5, 2008 Planning Commission Meeting. The Motion was seconded by Commissioner Sheldon.

VOTE:

Commissioner Burg – Yes
Commissioner Acton – Yes
Commissioner Lindell – Yes
Chairman Backer – Yes
Commissioner Sheldon – Yes
Commissioner Smith – Yes
Commissioner Swain – Absent

VOTE: 6-0, with 1 - absent, Motion carried

OLD BUSINESS:

The Planning Commission reviewed the Comprehensive Plan.

Chairman Backer reported that he was to look into annexation, and that there are many procedures involved, however he feels that during the revision of the Comprehensive Plan annexation should be addressed so that if at a later date the town would like to annex land it would be available. The Chairman addressed the reasons why the Town should not annex the Veterans Hospital and the lack of authority that the town would have. Chairman backer stated that he has researched this topic however does not have anything to report for consideration at this time.

ITEMS SUBMITTED BY CHAIRMAN AND BOARD MEMBERS:

None

PUBLIC COMMENT:

None

ADJOURNMENT:

ACTION: A motion was made by Commissioner Burg to adjourn. The motion was seconded by Commissioner Lindell.

VOTE:

Commissioner Burg – Approve
Commissioner Lindell – Approve
Commissioner Smith - Approve
Chairman Backer – Approve
Commissioner Acton – Approve
Commissioner Sheldon – Approve
Commissioner Swain – Absent

VOTE: 6 – 0, with 1 – Absent, Motion carried

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At this time the meeting was adjourned.

These minutes summarize the agenda items and other issues discussed at the July 1, 2008 Planning Commission Meeting. Votes are recorded accurately. The audio tape(s) of this meeting will be available at Town Hall for a period of two years from the date these minutes are approved. The audio tape(s) may be reviewed at Town Hall by appointment and in accordance with the Freedom of Information Act.

LEON BACKER, CHAIRMAN

CHARLES LINDELL, SECRETARY